

T.C.

TOWN OF VERNON
Planning & Zoning Commission (PZC)
Meeting Minutes – APPROVED
Thursday, October 16, 2014
7:30pm
Council Chambers, Third Floor
Memorial Building
14 Park Place, Vernon, CT

RECEIVED
VERNON TOWN CLERK
14 NOV 25 AM 10:31

1. Call to Order & Roll Call

- Meeting was called to order by Chairman Francis Kaplan at 7:32 pm.
- **Regular members present:** Francis Kaplan, Charles Bardes, Victor Riscassi, Peter Hobbs, and Ron Scussel. John Kleinhans joined the meeting at 7:36pm.
- **Staff Present:** Brianan Nolan Town Planner, Shaun Gately Planning / Economic Development
- **Recording Secretary:** Audrey Lanz

2. Administrative Actions / Requests

2.1 Amendment / Adoption of Agenda - Additional business to be considered under agenda item #5 "Other Business".

Motion to accept the agenda made by Charles Bardes and seconded by Victor Riscassi.
Motion carried unanimously.

2.2 Communications received NOT related to agenda items.

- There is a special FOI meeting planned for Wednesday October 29 at 6pm in the Town Council Chambers. All commission members are encouraged to attend.
- There is a development going through Inlands / Wetlands for 658 Bolton Road.
 - There is a zoning violation as more than 50 yards of materials have been removed from the site so a special permit will need to be issued.

2.3 Acceptance of Minutes from the 9/18/2014 and 10/2/14 PZC meetings.

- A motion was made by Ron Scussel and seconded by Peter Hobbs to accept the minutes of the 9/18/2014 PZC meeting. Motion carried unanimously.
- A motion was made by Charles Bardes and seconded by Peter Hobbs to accept the minutes of the 10/2/2014 PZC meeting. Motion carried unanimously.

3. Public Hearings and Action on Applications

3.1 Application (PZ-2014-13) of Jennifer Wemmell for a special permit for Little Feet, Big Heart Rescue for a dog rescue kennel located at Industrial Park Road. (Assessor's ID: Map #28, Block #0133, Lot/Parcel #0005H).

- Chairman Francis Kaplan opened the public hearing for Application (PZ-2014-13) of Jennifer Wemmell for a special permit for Little Feet, Big Heart Rescue for a dog rescue kennel located at Industrial Park Road. (Assessor's ID: Map #28, Block #0133, Lot/Parcel #0005H) at 7:40pm.
- Town Planner Brianan Nolan read the Public Notice into record.
- Jennifer Wemmell of 74 Sunnyview Drive Vernon was present to explain what the special permit was for and to answer any questions.
- Town Planner Brianan Nolan read the Memorandum on Background Proposal and Relevant Considerations under Zoning into record.
- Dr. Gayle Block, veterinarian, of 32 Avebury Lane in Tolland was present and spoke in favor of the applicant.
- No opposition was heard from the public.
- Discussion ensued about the 15 modifications from North Central Health District.
- Jennifer Wemmell read into record an email detailing her compliance with the changes.
- Discussion ensued about the difference between kennel usage and vet usage; and what permits would be needed for each use.
- Discussion ensued about the building layout, waste drainage, and cage placement.

Chairman Francis Kaplan closed the Public Hearing on PZ Application 2014-13 at 7:58pm.

A Motion was made by Peter Hobbs and seconded by Ron Scussel to approve, as amended, **Application (PZ-2014-13) of Jennifer Wemmell for a special permit for Little Feet, Big Heart Rescue for a dog rescue kennel located at Industrial Park Road. (Assessor's ID: Map #28, Block #0133, Lot/Parcel #0005H).** Motion carried unanimously.

4. Other Business

4.1 Receipt of Application

- No applications were received.

4.2 Additional business to be considered should be introduced under PZC meeting agenda item “#2.1 Amendment / Adoption of Agenda” at the beginning of the meeting.

- No additional business to be considered.

5. Adjournment

A motion was made by Charles Bardes and seconded by Peter Hobbs to adjourn the meeting. The motion was carried unanimously. Meeting adjourned at 8:05 pm.

Respectfully Submitted

Audrey Lanz

Audrey Lanz

Recording Secretary
